

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

20 Yallambee Drive, Kennington Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$175,000

Median sale price

Median price

\$190,000

Property Type

Vacant land

Suburb

Kennington

Period - From

06/03/2019

to

05/03/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	19 Parkside Blvd STRATHDALE 3550	\$245,000	26/11/2019
2	2a Friswell Av FLORA HILL 3550	\$155,000	09/07/2019
3	28 Skene St KENNINGTON 3550	\$140,000	03/03/2020
4	34a Churchill Av FLORA HILL 3550	\$130,000	24/01/2020

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

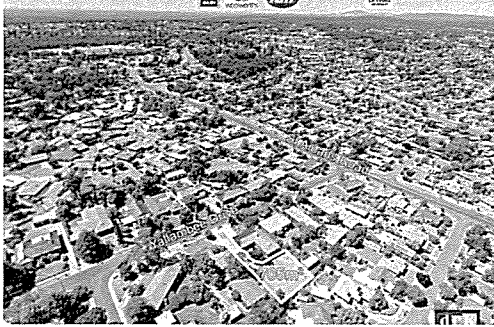
This Statement of Information was prepared on:

06/03/2020 16:15

20 Yallambee Drive, Kennington Vic 3550



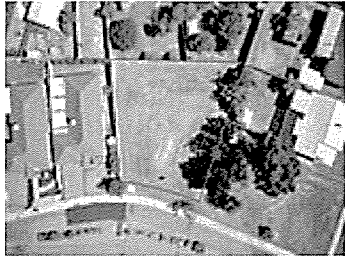
Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



Property Type: Land
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$175,000
Median Land Price
06/03/2019 - 05/03/2020: \$190,000

Comparable Properties



19 Parkside Blvd STRATHDALE 3550 (REI)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 26/11/2019
Property Type: Land
Land Size: 775 sqm approx

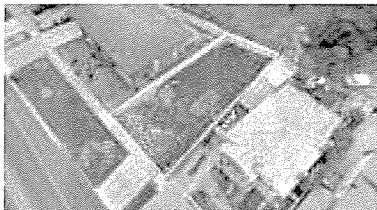


2a Friswell Av FLORA HILL 3550 (VG)

Agent Comments



Price: \$155,000
Method: Sale
Date: 09/07/2019
Property Type: Land
Land Size: 388 sqm approx



28 Skene St KENNINGTON 3550 (REI)

Agent Comments



Price: \$140,000
Method: Private Sale
Date: 03/03/2020
Property Type: Land
Land Size: 260 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.